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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>1816 Corcoran Street, NW</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>January 26, 2012</b>	Alteration
H.P.A. Number:	<b>12-086</b>	<b>X</b> New Construction
Staff Reviewer:	<b>Kim Elliott</b>	Demolition
		Subdivision

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Eric Morrison (Morrison Architects) on behalf of the Permanent Mission of the Republic of Argentina to OAS, requests concept review of a second story addition over an existing one-story garage at 1816 Corcoran Street, NW in the Dupont Circle Historic District.

**Property History and Description**

The original two-story brick building was constructed in 1907 as a private stable and carriage house by Architect Horace Trumbauer. It currently houses offices for the Republic of Argentina to the Organization of American States.

**Proposal**

The proposed project is for a one-story addition above an attached garage adjacent to the Republic of Argentina building. The addition will have the same footprint as the garage (19' x 30') and will connect to the second floor office space of the original building to create supplemental offices. The design includes a continuation of the same brick work from the main building and garage to create a base, with a glass and copper system wrapping around the three sides at the second floor -- creating a light and contemporary addition to the heavy brick structure. The proposed 14' tall addition stops several feet below the strong cornice line of the main building, maintaining an appropriate scale and hierarchy to the overall property.

**Evaluation and Recommendation**

The applicant has worked with HPO to refine and simplify the elevations successfully incorporating a rhythm and scale compatible with the original building, and to establish consistency among the three exposed elevations.

The HPO recommends approval of the one-story addition and delegation of final approval to staff.